

Minutes of the December 20, 2007
Regular Meeting of the
Marshall County Plan Commission
112 W. Jefferson St. Room 307
Plymouth, IN 46563

MINUTES

President, David Dinius, called the Marshall County Plan Commission meeting to order at 7:30 p.m. on Thursday, December 20, 2007, in Room 203 of the Marshall County Building. Present were: Commission Members, David Dinius, Larry Fisher, Don Morrison, Bob Yoder, Tom Chamberlin, Deb Griewank, Dennis Thornton, and Ronnie McCartney. Plan Director Ralph Booker, Secretary Lori Lowry, and interested parties were present. Mr. Julian Rouch was absent.

The first item of business was the review of the minutes from the November 19, 2007, meeting. **Mr. Thornton moved and Mr. McCartney seconded the motion to approve the minutes as written. The motion passed by acclamation.**

The second item of business was 07-PC-15 BS Man LLC – A request to Amend Zoning from A-1 to C-2 on Parcel No. 50-42-97-000-022-000-009, 3rd Rd., Plymouth, IN North Twsp. Due to an error in approving the recent zoning map this parcel was zoned A-1 in error and should be C-2. The proposal is for this parcel continue to have the same restrictions which allow self-storage buildings.

Mr. McCartney moved and Mr. Thornton seconded the motion to open for public hearing. There being no one to speak for or against, Mrs. Griewank moved and Mr. Fisher seconded the motion to close the public hearing. The motion passed by acclamation.

Mr. Thornton moved and Mr. Morrison seconded the motion to approve the request to amend the zoning from A-1 to C-2 and forward to the County Commissioners for their approval. The motion passed with a voice vote 8-0.

The third item of business was 07-PC-16 PYRMID ONE – A request for a Subdivision Approval of Lapaz Park Addition Replat, 109-123 Troyer St., Lapaz, IN North Twsp. Mr. Hanyzewski requests that this meeting be tabled until the January, 2008 meeting. **Mr. Morrison moved and Mrs. Griewank seconded the motion to approve tabling this case until January. The motion carried by acclamation.**

Other:

Mr. Chris Mahoney appeared before the board to discuss height restrictions on lakefront properties. He has a neighbor that has planted bushes that will grow to approximately 15' in height and will restrict his view of the lake by 80%.

The board discussed the zoning ordinance regulations and possible options. Mr. Booker will contact other jurisdictions to discuss their zoning and height restrictions as it will be discussed further in the January meeting.

Mr. Booker advised the board that the Spruit Case has been dismissed by the Supreme Court.

During the month of December there were three improvement location permits for properties in the L-1 zone. The new Zoning Ordinance states that improvement location permits must be reviewed by the Technical Review Committee before issuance. Therefore, Mr. Booker called a meeting to discuss these cases. All three cases were reviewed and approved.

Mr. Dinius attended the meeting and felt that it was pointless and would like to see Mr. Booker have some discretion as to whether a review committee is necessary. Mr. Fisher felt the same way as he was also in attendance. The board discussed removing L-1 from the Technical Review Committee list and also leaving it and adding "at the discretion of the Plan Director".

Mr. Dinius asked Mrs. Griewank to meet with Mr. Booker to come up with the correct wording to make an amendment to the zoning ordinance. The following

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people were appointed to the Technical Review Committee for 2008, they are as follows: Dennis Thornton, Bob Yoder, and David Dinius as an alternate.

There being no other business before the Plan Commission, a motion was presented and seconded to adjourn the meeting. The motion passed by acclamation and the meeting was adjourned.

Respectfully submitted,

Robert Yoder, Secretary